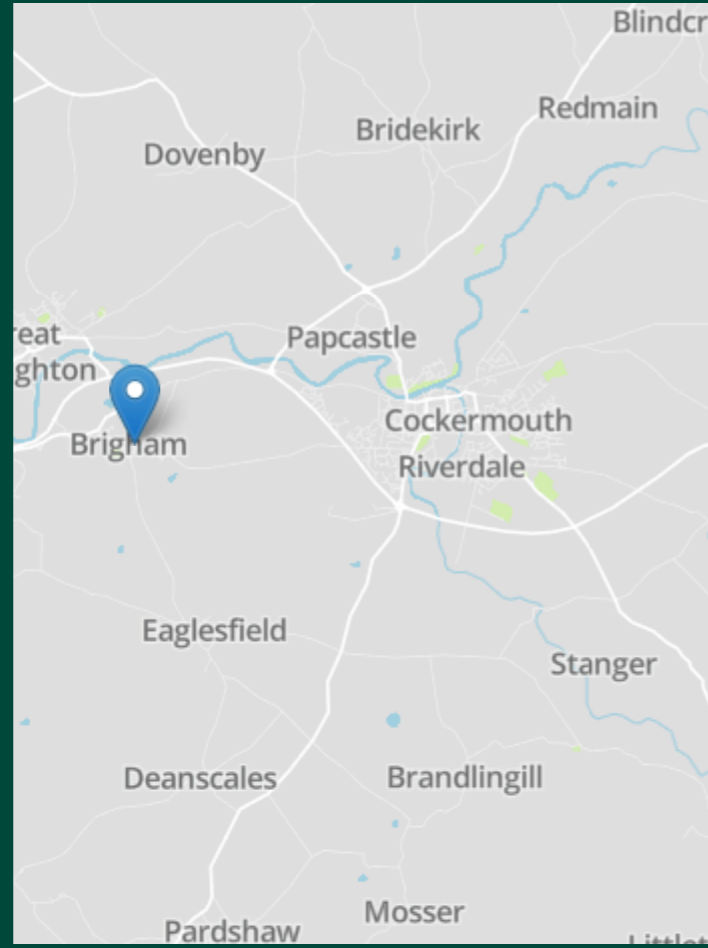


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A	79	91
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Brigham, Cockermouth, CA13

Approximate Area = 919 sq ft / 85.4 sq m
 Garage = 152 sq ft / 14.1 sq m
 Total = 1071 sq ft / 99.5 sq m
For identification only - Not to scale

FIRST FLOOR

- Bedroom 2: 9'7" (2.92) x 8'8" (2.64)
- Bedroom 1: 12'11" (3.94) max x 9'3" (2.82)
- Garage: 15'9" (4.80) x 9'8" (2.95)

GROUND FLOOR

- Reception / Dining Room: 15'11" (4.85) max x 13'1" (3.99) max
- Kitchen / Breakfast Room: 15'11" (4.85) x 9'4" (2.84)
- Conservatory: 14'4" (4.37) x 10'8" (3.25)

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS Residential). © ricscom 2023. Produced by Oneplace, RPS, 9/2016



1 Spring Bank Court, Brigham, Cockermouth, CA13 0GZ

- Two bed semi detached
- Garden, parking & garage
- Council Tax: Band B
- Immaculate throughout
- perfect FTB or downsize
- EPC rating C
- Small courtyard development
- Tenure: freehold

Penrith Farmers' & Kidd's plc for themselves and for the vendor of this property whose agents they are given notice that:

- 1: The particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract;
- 2: No person in the employ of Penrith Farmers' and Kidd's plc has any authority to make or give any representation or warranty in relation to this property;
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LOCATION

Situated in the popular village of Brigham, in a quiet private development, just off the village centre. Brigham lies some 2 miles to the south of Cockermouth and is only a 5 minute drive away from the town's major shops and services. The village has a highly rated primary school and provides easy access via the A66 to the employment centres of the west coast and the western Lake District National Park.

PROPERTY DESCRIPTION

An impeccably presented two bed semi detached sat within a small private development in the popular village of Brigham, offering a fantastic opportunity for first time buyers, downsizers or as a high quality holiday let.

The accommodation briefly comprises lounge, cloakroom/WC, conservatory and contemporary dining kitchen to the ground floor, with a double bedroom with substantial walk in dressing area/wardrobe, second double bedroom and high quality three piece bathroom to the first floor.

Externally there is block paved parking for two to three cars, easy to maintain front and rear courtyard gardens and a detached garage adjacent to the property.

Fantastic properties like this rarely last long on the market, so an early inspection is a must to avoid missing out.

ACCOMMODATION

Entrance Hall

Accessed via part glazed UPVC door. With tiled flooring.

Cloakroom/WC

Fitted with WC and wash hand basin in built in vanity unit, heated chrome towel rail and laminate flooring.

Lounge

4.84m x 4.19m (15' 11" x 13' 9") (max measurements) A light and airy front aspect reception room with space for a three piece suite and small dining table, stairs to the first floor with built in understairs storage cupboard, laminate flooring and TV, telephone and broadband points.

Dining Kitchen

2.85m x 4.86m (9' 4" x 15' 11") Fitted with a range of wall and base units in a light cream high gloss finish, with complementary wood effect work surfacing and splashbacks, incorporating 1.5 bowl stainless steel sink and drainer unit with mixer tap. Integrated four burner, countertop mounted ceramic hob with acrylic splashback and extractor over, plumbing for under counter washing machine and dishwasher, electric oven/grill and microwave integrated at eye level and space for freestanding fridge freezer. Space for a four to six person dining table, wall mounted gas combi boiler, laminate flooring and rear aspect window.

Sun Room

3.05m x 4.47m (10' 0" x 14' 8") A triple aspect room with double glazed ceiling, laminate flooring and UPVC door giving access out to the front of the property.

FIRST FLOOR LANDING

With loft access hatch and doors to first floor rooms.

Bedroom 1

3.97m x 3.85m (max) (13' 0" x 12' 8") A light and airy front aspect large double bedroom, with laminate flooring and walk in dressing room fitted with hanging rails, shelving, drawers and integral lighting.

Bedroom 2

2.66m x 2.98m (8' 9" x 9' 9") A rear aspect double bedroom with laminate flooring.

Bathroom

1.67m x 2.07m (5' 6" x 6' 9") Fitted with a three piece suite comprising bath with mains shower over with raindrop shower head and additional handheld shower attachment, WC and wash hand basin in built in vanity unit. Tiled walls and laminate flooring, vertical heated chrome towel rail and obscured rear aspect window.

EXTERNALLY

Gardens and Parking

To the front of the property, there is an easy to maintain front garden laid to decorative chippings, and block paved offroad parking for two to three cars with a separate garage, adjacent to the property. To the rear, there is a paved courtyard garden with rockery type flower bed.

Garage

With up and over door and power supply.

ADDITIONAL INFORMATION

Referral & Other Payments

PFK work with preferred providers for certain services necessary for a house sale or purchase. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them PFK will receive a referral fee : Napthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd - completion of sale or purchase - £120 to £210 per transaction; Pollard & Scott/Independent Mortgage Advisors - arrangement of mortgage & other products/insurances - average referral fee earned in 2023 was £222.00; M & G EPCs Ltd - EPC/Floorplan Referrals - EPC & Floorplan £35.00, EPC only £24.00, Floorplan only £6.00. All figures quoted are inclusive of VAT.

SALE DETAILS

Services: Mains gas, electricity, water and drainage. Gas central heating and double glazing installed throughout. Telephone line installed subject to BT regulations. Please note - the mention of any appliances and/or services within these particulars does not imply that they are in full and efficient working order.

Viewing: Through our Cockermouth office, 01900 826205.

Directions: From Cockermouth take the A66 in a westerly direction and after approx. 2 miles turn left signposted for Brigham. Follow the road to the right and immediately take the next left turning. At the T junction turn right and at the fork in the road take the left hand fork, then the next left turn and the first left turn after that. The property can be found in a courtyard at the end of the development on the left.

